

ORIGINAL

HUNTERS POINT ANNEX

PARCEL A PROPOSED PLAN

PUBLIC MEETING

SOUTHEAST COMMUNITY CENTER

1800 OAKDALE AVENUE

SAN FRANCISCO, CALIFORNIA

AUGUST 22, 1995

6:00 P.M. - 8:30 P.M.

REPORTED BY: PAUL SCHILLER, CSR #1268

1 (The meeting was called to order by
2 LCDR Chuck Heron at 6:35 p.m.)

3 LCDR HERON: Good evening. I'm LCDR
4 Chuck Heron from EFA West, down the road a piece,
5 in San Bruno.

6 I would like to welcome you all here.
7 First, I really appreciate your turning out; and I
8 would like to take this opportunity to state the
9 purpose of this meeting; and that is, basically,
10 we feel that it is important that we get your
11 input; because as an important part of the
12 decision-making process, this meeting has been set
13 up to give the community members an opportunity to
14 provide both oral and written comments on the
15 proposed plan for Parcel A at Hunters Point Annex.

16 Prior to taking comments, we will be
17 giving a brief overview of the proposed plan and
18 answer and clarify questions you may have on the
19 overview of Parcel A.

20 You notice there are tables in the

1 back to sign up, and they also have speaker
2 sign-up cards. There are some handouts and
3 refreshments in the back.

4 The restrooms are out a couple of
5 doors on your left, and the water fountain and the
6 phone is upstairs, in case you need to make phone
7 calls.

8 Before I get into the agenda, there
9 are a couple of other people I would like to
10 introduce.

11 First of all, Richard Powell, who is
12 lead RPM at Hunters Point here; and Bill Radzevich
13 is also RPM at Hunters Point Annex.

14 From PRC, we have Scott Weber, Lynne
15 Haroun, Diana Auyueng, and Jim Sickles.

16 From BCT, we have Mike McClelland,
17 who is from the Navy, who's our environmental
18 coordinator, and Claire Trombadore and Cyrus
19 Shabahari. Cyrus is from Cal EPA, and Claire is
20 from U.S. EPA.

1 Without further ado, let me just go
2 into the agenda real quickly:

3 Some of you may have picked up the
4 agenda on the back table. We are into "Welcome
5 and Introduction" part; and in a few minutes, we
6 will move on to the presentation and discussion of
7 the proposed plan, which will be given by Richard
8 Powell.

9 Then we will have a break from 6:50
10 to seven o'clock, and that's an opportunity to go
11 around and mingle again and look at the posters
12 and questions that you may have of us, and come
13 back at seven o'clock for some public comments,
14 and then we will plan on adjourning around 8:25,
15 8:30-ish.

16 Some basic ground rules:

17 We want this to be fair to everyone.
18 As I said, we will be using the sign-up sheets for
19 speaker cards, so we will take those in the order
20 that they come in, and I will announce the person.

1 If you would then come forward to the
2 center microphone, state your name and what
3 organization you are with or what community, and
4 we will get that on the public record.

5 We will try to keep our comments to
6 three or four minutes; but if you need to go over
7 that, it depends on how many people want to speak
8 tonight.

9 All comments will be taken down by
10 the court reporter there in front of me, and he is
11 here to make sure that all the oral comments are
12 properly reported.

13 The responses to these comments may
14 not be given tonight, but they will be part of the
15 record, and they will be provided in writing, and
16 the responses in the summary and the record of
17 decision, which is scheduled to be available at
18 the end of November of 1995.

19 It will be included in the City of
20 San Francisco Main Library and the Anna Waden

1 Branch Library.

2 Those who do not wish to provide oral
3 comments, we welcome your written comments; and
4 those forms are in the back of the room as well.

5 The total number of written comments
6 and the people that submit written comments, I
7 will voice those toward the end of the evening
8 tonight so that the names and the fact that they
9 had submitted written comments will be entered
10 into the public record.

11 Both oral and written comments will
12 be a matter of the public record from tonight on
13 out.

14 The idea is that we will be taking
15 written comments until the 5th of September, so if
16 you do have written comments you don't give us
17 tonight, the people who do have them, make sure
18 they get them postmarked by 5 September.

19 With that, I would like to introduce
20 Richard Powell, who is our lead RPM for Hunters

1 Point; and he has an overview of the proposed
2 Parcel A Plan.

3 MR. POWELL: Good evening. I'd like
4 to welcome you to this Bayview Hunters Point
5 community meeting.

6 My name is Richard Powell. I'm an
7 environmental engineer, and I work for the Navy.
8 Tonight's meeting is being sponsored by the Navy
9 in cooperation with the United States
10 Environmental Protection Agency and the California
11 Environmental Protection Agency.

12 I've worked for the Navy for about 15
13 years; and although my office is in San Bruno,
14 I've spent the last ten years working on projects
15 at the Hunters Point Shipyard. At present, I'm a
16 member of a project team which is working on the
17 hazardous waste investigation and cleanup program
18 at the shipyard. That program is the reason we're
19 here tonight. We want your comments and thoughts
20 on the Navy's proposed plan to finish the Parcel A

1 investigation and cleanup, and we have provided a
2 public comment period following the break.

3 Successful completion will allow the City of San
4 Francisco to reuse Parcel A.

5 In order to start the discussion
6 between us, I'd like to present some background
7 information on our program and provide some
8 details on Parcel A.

9 The Navy began its hazardous waste
10 program in response to public concern that
11 forgotten wastes might exist on Navy bases; and if
12 it did, it might damage public health or damage
13 the environment. At the Hunters Point Shipyard,
14 we began by trying to find all the places where
15 these wastes might be located. We did this by
16 interviewing past and present shipyard workers,
17 looking through old records, and checking old
18 photos. Some suspected problem areas, which
19 needed more study, were found. This included nine
20 areas in Parcel A. With some help from Bill

1 Radzevich, who is also a member of the project
2 team, and this aerial photo, we can look at Parcel
3 A in greater detail.

4 On the photo, you can see the PG&E
5 plant; and although it's not shown, Candlestick
6 Park is right about here. (Indicating). The
7 shipyard is about 1,000 acres in size. Something
8 you may not realize is that about 500 acres is dry
9 land, the shipyard as you see it here; and the
10 other 500 acres is offshore underwater.

11 Trying to study and clean the entire
12 1,000 acres is very difficult and expensive. In
13 order to make this problem more manageable, the
14 project team divided up the 1,000 acres into
15 smaller parcels. We now work on six parcels, A
16 through F, as shown on this photo. Parcel A is
17 about 90 acres in size. In the past, Parcel A has
18 been used for housing and light commercial
19 activities. It was not used for heavy industrial
20 activities.

1 Despite its past use as residential
2 and commercial, we did find nine areas within
3 Parcel A which needed to be checked. These areas,
4 which are described in detail in the proposed
5 plan, are typically small vacant lots next to
6 buildings or they are underground utilities, like
7 sewers, tanks or steam lines. The project team
8 also decided to check the water underneath Parcel
9 A. The chemicals we looked for were things like
10 the pesticide DDT, motor oil, PCB's, industrial
11 cleaning solutions, copper and lead.

12 By using both old and new sampling
13 methods, soil and groundwater in these nine areas
14 were tested to see if chemicals were present and,
15 if they were, how much there was in each area.
16 One new sampling method that the project team used
17 was called "Investigation by Excavation." This
18 method included reducing contamination by digging
19 out small amounts of soil at the same time the
20 testing samples were gathered. It's sort of a

1 clean-as-you-go approach.

2 Once the project team had good
3 information on the amount and location of the
4 chemicals, we compared that information to public
5 health and environmental standards. The
6 comparison, which is called a Risk Assessment,
7 included looking at the ways a person might be
8 exposed to contamination. At Parcel A, the team
9 looked at what might happen if people touched the
10 soil, used the underground water, or ate garden
11 produce grown on Parcel A. When the Risk
12 Assessment was finished, it showed that Parcel A
13 is now safe and can be reused by the City.

14 The project team looked at two
15 alternatives for completing the work in Parcel A.
16 The first alternative was no further action. The
17 second alternative was limited action, which
18 included deed notification of low levels of motor
19 oil in the underground water and sealing of the
20 wells used during the study.

1 The Navy is recommending the no
2 action plan, because it protects human health and
3 it protects the environment. However, the final
4 decision on the Parcel A plan will not be made
5 until all public comments have been received and
6 reviewed. The final plan will be developed by the
7 Navy in cooperation with the United States EPA and
8 the California EPA. All Parcel A project
9 documents and other reference materials are
10 available for your review at the Branch Library at
11 5075 Third Street and the Main Library at the
12 Civic Center.

13 That finishes our formal
14 presentation. If I can clarify anything that I
15 covered in my talk, we do have some time for
16 questions. If you have questions or comments
17 which you would like in the public record and
18 answered in the final report, please hold them
19 until after the break. The project team will be
20 available to speak to you during the break.

1 On behalf of the project team, thank
2 you for your interest in our program.

3 LCDR HERON: Thank you, Richard.

4 At this time, I will open up the
5 floor for any clarifying questions on what Richard
6 was addressing. Bear in mind that, after the
7 break, there will be a comment period; but this is
8 an opportunity for any questions, specifically if
9 there was something that maybe you did not think
10 Richard said clearly enough or you did not catch
11 something; so we will open up the floor for
12 questions.

13 Please state your name.

14 MR. CHARLES WALKER: I'm Charlie
15 Walker, a member of the RAB Board.

16 I'm vehemently opposed to this
17 meeting this afternoon, because the same people
18 that are here now will be at that meeting
19 tomorrow.

20 This meeting we give of our time, and

1 they don't pay us no compensation. You get paid,
2 the Navy gets paid, PRC gets paid. People in this
3 community don't get a dime. You all called the
4 meeting and don't have the common courtesy to do
5 it before the RAB Board, before the people in my
6 community. My organization appointed me to do --
7 other people in this community to be involved.
8 This grossly affects African-American people in
9 this community.

10 But what I don't understand is, they
11 look to Espanola, they look to me, but they ain't
12 going to show up until something goes haywire.

13 This is taking unfair advantage of us
14 to have this meeting. You did not bring it before
15 the Board; you were supposed to do it last week,
16 the last meeting; but the place got confused so
17 you ended up not having a meeting. So you all
18 turned around and are having a meeting today, all
19 of us unprepared on what you're talking about.

20 And what I don't understand is what

1 is the rush to do this today; and tomorrow morning
2 at nine o'clock with the same people in this room
3 now, we're going to be here.

4 Now, if this is not a part of
5 tomorrow, I might be able to understand it. But
6 this is going to be a large part of tomorrow.
7 Instead of that, instead of us being able to
8 participate as members of the Board of Directors
9 and the way we were promised we would be able to
10 do -- I'm not in the military -- as a military
11 officer over me that directly involves our
12 community or what you're going to do -- and we
13 ain't got no say-so. And that ain't the way this
14 was supposed to work, and I ain't got nothing
15 against you because you're in the Navy, but the
16 Navy has not seen fit to see to it that PRC do
17 less than 2% of employing our people in this
18 community.

19 They know it is the biggest violator
20 of all; they studied it; it's the worst

1 construction company in the world is PRC. I know
2 it; they know it; and I don't mind telling them;
3 and it's not because they have a black
4 representative; they always have a black
5 representative with these companies that they
6 intend to drive over the African-American people.

7 And I am saying tonight that I don't
8 understand -- and you can explain it -- why you're
9 having this meeting tonight.

10 The Board of Directors have not been
11 apprised of it. The first thing I knew about this
12 meeting -- and I have been to every meeting; it is
13 not because I don't come to the meeting; I come to
14 every one of these meetings; and we didn't know
15 nothing about it.

16 You are having it tonight, so we are
17 going to it tomorrow, and the same people are
18 here. What is the rush to have this meeting
19 tonight?

20 I would like for you to postpone this

1 meeting until the Board of Directors have an
2 opportunity to listen and look at it first.
3 That's what you appointed us to do; that's what we
4 have given our time with no compensation to
5 represent this community. Espanola Jackson, we
6 got the man we are paying from BBI. These are the
7 people in our community. I don't know where these
8 other people come from. I don't know what you're
9 talking about they are speaking for.

10 I don't know that what you're talking
11 about that this is a community meeting -- this
12 ain't no community meeting. If you would consult
13 with the people that come to the meeting all the
14 time and tell us, then you will have some people
15 there. We can do this.

16 If you want newspaper time, if you
17 want to do this -- I tried to explain to you what
18 it is going to take. You wouldn't listen. Now
19 the same people are here. What is the rush to
20 have this meeting, Lt. Commander -- I think it is

1 Lt. Commander. What is the rush to have this
2 meeting when it was supposed to go before the
3 Board of Directors first? Why are you doing this
4 to us?

5 If you do it today, you will do it
6 from now on. You will continue to find ways to
7 circumvent the process that you all set up. We
8 didn't do it. President Clinton said they needed
9 community input and the RAB Board or Restoration
10 Advisory Board.

11 Now, we pay that man, BBI, to do the
12 very thing; and here we are at a meeting that we
13 don't know nothing about, that none of us know
14 nothing about this meeting.

15 And what about some advice for us?
16 You all give me twenty books, "Study this,
17 Charlie." I told you and I told him, I told the
18 public, none of us understand the language in
19 those books, that great big book, I got one on my
20 desk. I tried to read that book and fell asleep

1 after the first paragraph, mainly not because I'm
2 ignorant, I don't understand what the words mean.

3 I have no one to consult with. You
4 all told us that the EPA was going to supply us
5 with those persons or that person. We have been
6 with you for two years; they have not supplied it.
7 The EPA has spent more than \$200,000 trying to
8 administer \$50,000 for a person to teach us what
9 it means.

10 Now, when are you going to make the
11 EPA get that advisor on board? When are we going
12 to be privy to the same type of advice that you
13 people are privy to?

14 We all want to know what something
15 means. You got staff. When we want to know what
16 it means and what it means to people in our
17 community, who do we turn to?

18 We can't trust the Navy. That goes
19 without saying. We can't trust the people in the
20 Redevelopment Agency. That goes without saying.

1 And surely the mayor is interested when he is
2 running for reelection.

3 So what I'm saying, when do we get a
4 break to know what the hell is going on, and why
5 are you circumventing us tonight, having the
6 meeting, knowing that it is going to go before the
7 Board of Directors?

8 And I have not seen it until tonight.
9 Why? I want to know why are we having this
10 meeting? Are we going to have this meeting
11 tomorrow morning? Is this the same meeting we're
12 going to have tomorrow morning?

13 LCDR HERON: No, it is not.

14 MR. WALKER: In other words, none of
15 this is coming up tomorrow?

16 LCDR HERON: I have not seen the
17 agenda. Do you know what the agenda for
18 tomorrow's RAB meeting is?

19 FROM THE FLOOR: The agenda for
20 tomorrow's RAB meeting is the proposed plan for

1 Parcel A.

2 MR. WALKER: Are we discussing Parcel
3 A tomorrow?

4 FROM THE FLOOR: The RI/FS, yes.

5 MR. WALKER: To discuss it tomorrow,
6 I'm saying that this is unfair to us who give of
7 our time; and now you want to have a meeting
8 behind the community's back.

9 I will do it any way you want to do
10 it, but the community is us. We are the
11 community, and the community looks for Espanola,
12 they look at me and the few of us that come to the
13 meeting, and this is not representative of the
14 people in Bayview-Hunters Point.

15 This is unfair to them, and it is
16 unfair to us that you're having this meeting
17 tonight, and tell me that you're going to have it
18 tomorrow morning at nine o'clock.

19 MR. POWELL: We sent over 1,300
20 notices to people in the community, and all

1 members of the RAB.

2 MR. WALKER: I'm not arguing that as
3 much as I'm arguing why did you decide to have
4 this meeting tonight before it went before the
5 Board that the President said that you had to have
6 a RAB Board?

7 You all put that law in effect. Why
8 are we having this meeting tonight, and it did not
9 come before us first?

10 And the reason you told me, standing
11 in the back, is because the meeting was canceled
12 last month, because you couldn't get a place to
13 have it.

14 Now, if we're supposed to see it
15 first and we are on the Board of Directors, then
16 how does it first get to be tomorrow, and you're
17 having a meeting tonight, and the same thing
18 you're going over tonight we're going to go over
19 at nine o'clock tomorrow morning, and if you
20 continue on this path, what direction are we going

1 on?

2 Why do we need a Board of Directors
3 if you're going to do things like that? That is
4 all I want to know. The same people who are here
5 now will be here tomorrow morning. The same
6 people for Mr. Wood will be here tomorrow morning;
7 and if you are appealing to the community, then
8 what I want to know is why are we having the
9 meeting tonight?

10 You know it's not right, and you know
11 we were supposed to have this meeting at this
12 meeting at the last meeting; and all of a sudden,
13 you guys can't wait; and it's not due until the
14 5th of next month. There was plenty of time to
15 have this meeting after the Board of Directors see
16 it.

17 That's my point, and we give our time
18 free. You get paid. He gets paid. He gets paid.
19 Black people are here. We got to come to all the
20 stupid meetings; and when we give of ourselves,

1 you do something like this.

2 This is unfair; that's my whole
3 point. And what I want to tell you, if we're
4 going to have any of this meeting tomorrow, then
5 let's not have it until tomorrow.

6 Why would you submit us to this type
7 of undue madness? We're going to have this
8 meeting tomorrow morning at nine o'clock. Why are
9 we here now? What is it that you want to do
10 tonight that we won't be doing tomorrow morning?
11 That's my question. And what can we do about it?

12 This is the same meeting we're having
13 at nine o'clock in the morning, and these are the
14 same people that are supposed to be there, the
15 same representatives of the community. But the
16 community elected to have certain ones of us on
17 the Board, but we don't have no say-so, because
18 you want to do it now before it comes to the
19 Board.

20 This is what's wrong with it,

1 Lieutenant.

2 LCDR HERON: I understand your
3 comments, Charlie. RAB will have an opportunity
4 to make comments from here until the 5th of
5 September, from here on.

6 MR. WALKER: If that's the case, why
7 are you having it now?

8 LCDR HERON: This is the time to kick
9 it off. It will be open until the 5th of
10 September when you give oral or written comments.

11 MR. WALKER: But we do the same thing
12 tomorrow; we do the same thing tomorrow morning at
13 nine o'clock you are talking about. None of us
14 are prepared this evening. None of us knew all of
15 this was going to do on.

16 None of us are technically qualified
17 to understand what is in the book. None of us
18 understand on the Board what these charts mean,
19 and we told you all that about 5,000 times. We
20 need somebody on board to help us.

1 You have sworn you're going to give
2 it to us. It has been two years; we still don't
3 have it. You mean that you can't find nobody to
4 help us in two years?

5 MR. POWELL: Can I try to respond?

6 I realize that this meeting is
7 somewhat out of order, based on the fact that
8 we're going to have the RAB meeting tomorrow.
9 When the last RAB meeting got canceled because we
10 couldn't get in this room, it upset the sequence
11 that we had set up to have a RAB meeting, public
12 meeting, in the evening to try to get the folks
13 who can't come to the RAB meeting in the morning,
14 to give them a chance to come out in the evening.

15 MR. WALKER: Okay, so your
16 sequence -- what you're telling me is your
17 sequence went out, so to hell with the community.

18 MR. POWELL: This meeting had to be
19 set up about a month ago in order to get the
20 notices in the newspaper, get the plan mailed out

1 to the 1,300 people that we mailed it to; and so
2 once we had it set up, we were pretty much locked
3 in to tonight.

4 If you're having trouble with the
5 technical adequacy of these documents, I know I'm
6 from the Navy, you don't trust me; but if you will
7 take my name and phone number, I will be happy to
8 talk to you anytime, come out, sit with you, and
9 go through these documents and try to help your
10 understanding of what we are proposing.

11 MR. WALKER: Okay, I'll come to get
12 it.

13 That's not my point, sir. We have
14 been asking for someone like you for the last 18
15 months. Now you come and tell me you're willing
16 to do it, but it throws your sequence out. I am
17 saying that this mess is supposed to go before the
18 Board of Directors before it makes it to here.

19 Now, you know and he know and I know,
20 why are you doing it like this? I want to know

1 what is the rush to do it like this?

2 MR. POWELL: I think the rush is
3 based on the fact that if we can complete this
4 process that we have underway, to do the
5 investigation, write the reports, have meetings
6 with the community, this parcel will be ready for
7 transfer to the City in very short order.

8 We want to make sure that parcels are
9 transferred as quickly as we can get them done.

10 The community needs 90 acres of the
11 buildable land, as I understand it; and we are
12 pushing -- I admit that we are pushing -- but
13 pushing at this point gets that parcel transferred
14 to the City so they can implement a plan.

15 And when I offered you my name and
16 phone number, I am serious. Call me.

17 MR. WALKER: Okay, that is
18 understandable.

19 But what I'm saying to you is, you
20 are all in a rush to transfer this to the City. We

1 have been arguing with the Navy on the RAB Board
2 how are you going to involve people in this
3 community to be able to economically be involved
4 in that land disposition and everything.

5 You all won't come to that agreement
6 with us. Every time you all want to do something,
7 you do it in the name of expedience. I am saying
8 there is no reason tonight to have this meeting
9 that we're going to have tomorrow morning at nine
10 o'clock; and since you couldn't get in here last
11 month, what was the necessity to put this meeting
12 before the RAB Board, when it is supposed to be
13 the opposite?

14 The horse goes before the cart, and
15 you are admitting now that you were supposed to do
16 that, but in the name of expedience, you don't
17 want to do it.

18 MR. POWELL: I wouldn't say
19 "expedience." I would say the Navy very much
20 wants to transfer some developable land to the

1 City of San Francisco. Parcel A, which we're
2 discussing tonight and we had hoped to discuss
3 with the RAB a month ago, and you will be able to
4 discuss in the morning, we are right there. It's
5 only a couple of months away that we will have the
6 hazardous waste problem resolved.

7 Now, there is some other
8 administrative stuff; but this parcel is almost
9 available to the City and the community.

10 MR. WALKER: But the RAB Board of
11 Directors, sir, was supposed to be able to talk to
12 the Navy and its representatives to be able to
13 effect some meaningful economic development from
14 people in this community. But the Navy has
15 elected to say, "We are not going to deal with you
16 all in the community." The Navy has told the
17 people out here to go to undue expense and go to
18 the CAC Board; and after approving these lands for
19 people in the community, the Navy turned around
20 and said, "We're not going to give it to you; we

1 have changed our mind."

2 After the little money that people in
3 this community have, they spent to get accountants
4 to develop their brochures to deliver to the CAC,
5 now you all want to rush to do this when African-
6 American people here are not included.

7 You are not going to give us 11 acres
8 or 20 acres or 90 acres. We don't have that
9 money. The only thing we can do is get some
10 little parcel. They don't even want to do it for
11 us. This is why they want to have this meeting
12 for tonight, because I have been stuck in the mud
13 in how to get some of our people involved in a
14 meaningful way, to be able to make some money from
15 that shipyard. My father was killed in that
16 shipyard. Other people here and people on this
17 hill are dying from the effects of that yard.

18 I'm saying to you now, what good is
19 it for you all to have us, and you want to
20 circumvent us? That is wrong, because you knew

1 that we did it for free. We didn't get paid a
2 dime. You guys are getting paid to do this, but
3 you cannot use our time and then go around us
4 after the President said you had to have us.

5 What is the necessity? We're going
6 to do it tomorrow morning. Are you going to be
7 here tomorrow morning?

8 LCDR HERON: I'm not going to be here
9 tomorrow morning. There will be representatives
10 here from the Navy; and in the interest of time --

11 MR. WALKER: I will not attend this
12 meeting tonight in protest over the fact that you
13 all are taking advantage, and I will make a note
14 to our future mayor of San Francisco that you are
15 having this meeting tonight excluding the RAB
16 Board that you people set up. And I am saying to
17 you that this is no way to treat people in this
18 community.

19 And I don't know how smug you guys
20 feel about it, or how condescending you look at

1 it, or how argumentative I may appear, but this is
2 not right. It is not right to have this before we
3 have the meeting tomorrow. Everyone in this room
4 knows it, including Mr. McClelland. He knows it,
5 and you know it.

6 So I'm saying this is wrong. Why
7 can't we do it tomorrow and postpone this meeting?
8 Why waste our time? I am not going to attend that
9 meeting; however, I will come tomorrow and voice
10 my feelings on the Board of Directors that you all
11 are doing this to us and you know that this is not
12 the way it is supposed to be done, and you have
13 admitted this is not the way it is supposed to be
14 done. So why are you doing it?

15 LCDR HERON: All right, Charlie,
16 thank you.

17 Are there any others that have
18 questions on Richard's presentation? If not, we
19 will take a 10-minute break and move into the
20 public comment period.

1 I again would like to remind you, if
2 you have not filled a card or want to make a
3 comment, please do so. We will be back about
4 7:20.

5 (Short recess taken.)

6 LCDR HERON: Responses to comments
7 will not be given this evening. They will be
8 provided in writing in the Responsiveness Summary
9 with the Record of Decision, which is scheduled to
10 be available on November 30, 1995 and will be
11 included in the City of San Francisco Main Library
12 and Anna Waden Branch Library.

13 Those who don't wish to provide oral
14 comments may provide written comments. Forms are
15 available in back of the room.

16 The total number of written comments
17 will be counted, and the names of those submitting
18 comments will be read aloud for the public record.

19 I would like to start the second part
20 of the meeting. You have heard Richard's overview

1 of the proposed Parcel A. I would like now to
2 move to the comments part of the meeting.

3 According to what I have been handed, I only have
4 one person who filled out a card; is that correct?
5 It's Christine Shirley from ARC Ecology. Is she
6 still here?

7 MS. CHRISTINE SHIRLEY: I'm Christine
8 Shirley, representing ARC Ecology.

9 We have read the RI/FS, and I have a
10 few comments that I would like to put on the
11 record tonight.

12 The first one is, given the somewhat
13 accidental discovery of the IR-59 JAI site, there
14 are a few statements in the IR/FS that give us
15 some concern, like "numerous small, artifical silt
16 is present on the site as a result of filling,
17 past construction, underground utility
18 installation, and possibly filling ravines and
19 swales." And the statement "relatively small and
20 unmapped silt deposits" is the phrase.

1 Those give us some concerns, because
2 we wonder what the likelihood is that those
3 unmapped silt deposits are, in fact, contaminated.
4 And I would like to see this addressed somewhere
5 in the RI/FS.

6 The second comment is that this
7 involves the Work Plan Addendum that is presented
8 in Appendix K, and this addendum was prepared to
9 address Agency and Redevelopment Agency concerns
10 about VOC's in the groundwater around the former
11 underground storage tank at SA-12.

12 According to this addendum, four
13 groundwater samples were to be taken on each side
14 of the pit, some distance from the pit, to
15 determine the extent of groundwater, possible
16 groundwater contamination.

17 In fact, only one groundwater sample
18 was collected. The three other borings were dry.
19 And I have a few questions about that sample.

20 First, I would like to know where it

1 is. It was not in the RI/FS where that
2 groundwater was drawn from, which of the four
3 borings it was taken from, so I would like to have
4 that addressed.

5 And I'm wondering if the sampling
6 location that actually had water in it satisfied
7 the San Francisco Redevelopment Agency's concern
8 about groundwater contamination west of the site.
9 They were quite specific about wanting to
10 understand that there is the plume traveling to
11 the west; and since I don't know where the sample
12 was taken, I don't know if that concern was
13 addressed.

14 And then, based on this one sample,
15 one groundwater sample, the RI/FS concludes that
16 no substantial groundwater contamination was found
17 at that tank site.

18 And I would need some help
19 understanding how that one sample proves that
20 there is no groundwater contamination as a result

1 of that underground storage tank, former tank,
2 that has been removed.

3 That takes care of that small
4 problem.

5 The RI/FS also does not address
6 adequately the uncertainty associated with the
7 conclusions presented in the RI/FS. I would like
8 to see a little discussion about how adequate the
9 sampling program was statistically to answer the
10 questions that the RI/FS is supposed to answer,
11 which is to describe the contamination at the
12 Parcel A site.

13 So I would like a little discussion
14 about the uncertainty associated with the sampling
15 and the sampling methodology and also the Risk
16 Assessment part of the RI/FS.

17 And the fourth issue is, the RI/FS
18 did a weak job of explaining to me, anyway, what
19 the extent of the motor oil contamination is all
20 over the Parcel A site; and I would like to see a

1 summary in the RI/FS that addresses specifically
2 motor oil contamination on Parcel A.

3 And then, finally, my fifth point is
4 that lead contamination appears to be a problem at
5 two sites -- SI-43 and SI-41. And I would like to
6 see these areas addressed in the RI/FS, and I
7 would like to know what action the Navy intends to
8 take on those alleged contaminated sites.

9 I understand that the Investigation
10 by Excavation covered these areas with soil, but
11 in most cases only a couple of feet of clean soil
12 is put over these contaminated areas. And we are
13 concerned that, as the site is developed and
14 graded and rearranged to put buildings on it, that
15 these areas will be exposed to the air, exposure
16 with children and gardens and that sort of thing.
17 They won't remain covered forever, that is the
18 point.

19 Thank you.

20 LCDR HERON: Thank you.

1 Are you going to submit any notes?

2 MS. SHIRLEY: Yes, we're going to
3 submit written comments. I just wanted to
4 summarize the main points tonight.

5 LCDR HERON: Thanks very much. We
6 appreciate your concern.

7 I don't have anyone else, no other
8 sign-up cards for public comment. Is there
9 anybody else who would like to make a public
10 comment? You don't have to fill out a card; you
11 can come up here at this point.

12 I would like to remind whoever is
13 still here that the written comment is up until
14 the 5th of September, and we will be looking for
15 those comments to incorporate and address those
16 when we get them.

17 I am a little bit at a loss here,
18 because we're finishing very early.

19 FROM THE FLOOR: Did somebody answer
20 her questions?

1 LCDR HERON: We will get back to her
2 on the record. We will have some of that
3 information available to us tonight. At that
4 point, I move to adjourn the meeting. We will
5 stick around for a little while.

6 FROM THE FLOOR: Excuse me, do you
7 have some written comments? I would like to read
8 them into the record.

9 LCDR HERON: I stand corrected.
10 After I read the written comments, then we can
11 move to adjourn.

12 As I understand, we got two written
13 comments submitted. One is from Joyce F. Jones
14 from Palou Avenue, and the comment goes:

15 "Is there any way to speed up the
16 process? So many issues are to be resolved, and
17 time is of the essence. When???"

18 Thank you for your comments. We will
19 get back to you on that, and we do look for ways
20 to speed up the process. But we will give you a

1 better answer than just that.

2 The second comment is a fax from the
3 California Regional Water Quality Control Board
4 from Richard Hiett. It is rather long. I will go
5 ahead and read it, and we will submit it to the
6 record as well.

7 It is from the California Regional
8 Water Quality Control Board via fax, and the
9 subject is to the Draft Proposed Plan Hunters
10 Point Annex.

11 "Dear Mr. Shabahari:

12 "Regional Board staff have reviewed
13 the aforementioned proposed plan and have
14 the following comments:

15 "As described in the summary of
16 proposed alternatives, it is unclear if
17 monitoring wells will be abandoned (closed)
18 in both alternatives or only in alternative
19 2. Both alternatives should properly
20 enclose all monitoring wells that will not

1 be in service. Further clarification is
2 required. The costs associated with well
3 closing are nominal in comparison to the
4 overall project and should not be the
5 reason for alternative selection.

6 Therefore, the difference in these
7 'alternatives' appears to be the deed
8 notification.

9 "Board staff have previously
10 discussed property transfer concerns and
11 deed notification requirements for the
12 residual motor oil pollution in groundwater
13 with Navy staff and their consultants.

14 Board staff concur that, based on the level
15 of effort expended in these investigations
16 and the type of pollutants found, the
17 concentrations of motor oil detected in
18 groundwater within the Parcel A bedrock
19 does not require further investigation,
20 remediation, or groundwater monitoring.

1 "However, as stated in the draft RI,
2 the groundwater at Parcel A is not well
3 characterized due to the inherent
4 complexities within the bedrock formation.
5 Because of these complexities, Board staff
6 have always maintained that deed
7 notification should be included as part of
8 any no-action alternative for Parcel A.
9 The purpose of a deed notice is to alert
10 potential buyers and developers. It is not
11 intended to thwart development or
12 stigmatize the property.

13 "Disclosure of past and present
14 environmental problems is part of most, if
15 not all, real estate transactions. HPA is
16 no exception.

17 "Board staff are available to work
18 with City and Navy staff to draft
19 acceptable language that meets all parties'
20 needs. For further discussion of this

1 issue, please contact the undersigned at
2 (510)286-4359 or Ms. Shin Roei-Lee at
3 (510)286-0699.

4 "Sincerely, Richard Hiett, Ground
5 Water and Waste Containment Division."

6 FROM THE FLOOR: Who is that?

7 LCDR HERON: The California Regional
8 Water Quality Control Board.

9 Are there any other oral comments or
10 written comments?

11 If there is no objection, I would
12 like to move we adjourn this evening's meeting.
13 Technical representatives will hang around for a
14 while. I will be here for a little while, and I
15 would like to thank you all for your
16 participation.

17 And, again, I would like to remind
18 you that the written comment period is open until
19 September 5th, if you want to get the word out to
20 your neighbors and friends.

1 MS. JOYCE JONES: The explanation
2 from Mr. Weber was very clear. That was really
3 the most substantive thing I heard so far prior to
4 the meeting, and that is why I had to ask the
5 question "when?" because he did a complete
6 explanation.

7 MR. WEBER: Thank you.

8 LCDR HERON: Thank you. Have a good
9 evening.

10 (Whereupon the hearing adjourned at
11 7:35 p.m.)
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CERTIFICATE OF REPORTER

I, the undersigned, a duly authorized Certified Shorthand Reporter, do hereby certify that the within proceedings were taken down by me in stenotype and thereafter transcribed into typewriting under my direction and supervision, and that this transcript is a true record of the said proceedings.

Paul Scilla